

MORTGAGE OF REAL ESTATE -

BOOK 1504 PAGE 665

STATE OF SOUTH CAROLINA } FILED
COUNTY OF GREENVILLE } ORIGINAL FILE CO. S. C. MORTGAGE OF REAL ESTATE
JUN 6 2 36 PM '80 ALL WHOM THESE PRESENTS MAY CONCERN:
DONALD STANKERSLEY
R.M.C.

WHEREAS, We, JOHN H. EDWARDS & SHIRLEY R. EDWARDS,

(hereinafter referred to as Mortgagor) is well and truly indebted unto MARY ELLEN MESSER STARGEL

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of FIFTY-TWO THOUSAND NINE HUNDRED EIGHTY-THREE AND 69/100 Dollars (\$ 52,983.69) due and payable

\$504.74 per month, first payment July 10, 1980, and like payment on 10th day of each month thereafter, payments applied first to interest, balance to principal, with right to pay whole amount after one year without penalty

with interest thereon from date at the rate of 11% per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, at the southwestern corner of the intersection of Westcliffe Way and Willenhall Lane in Greenville Township, being shown as Lots 18 and 19 on a plat of Westcliffe recorded in Plat Book XX, at pages 168 and 169, and when described as a whole, has the following metes and bounds, to wit:

BEGINNING at an iron pin on the southeastern side of Westcliffe Way at the joint front corner of Lots Nos. 19 and 20 and running thence with the line of Lot No. 20, S. 33 E. 150 feet to a pin; thence with the rear line of Lots Nos. 24 and 17, N. 57 E. 250 feet to a pin on Willenhall Lane; thence with the western side of Willenhall Lane, 125 feet to a pin; thence with the curve of the intersection of Willenhall Lane and Westcliffe Way, the chord of which is N. 78 W. 35.4 feet to a pin on Westcliffe Way; thence with the southern side of Westcliffe Way, S. 57 W. 225 feet to the point of beginning.

This being the same property conveyed to the Mortgagors herein by deed of the Mortgagee herein of even date herewith and recorded in the RMC Office for Greenville County simultaneously herewith.

This mortgage is junior in lien to that certain mortgage in favor of Fidelity Federal Savings & Loan Association in the original amount of \$28,000.00 recorded in the RMC Office for Greenville County on May 18, 1966, in Mortgage Book 1031, page 317, having a present balance of \$12,016.31.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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